

**FILED**

MAY 31 2024

JEANNIE GOFF  
COUNTY CLERK, JEFFERSON COUNTY, MO

BILL NO.24-0522

ORDINANCE NO.: 24-

0730

INTRODUCED BY: COUNCIL MEMBER(S)

Haskins

1           **AN ORDINANCE DECLARING THE PUBLIC NECESSITY OF THE**  
2           **ANTIRE ROAD SAFETY IMPROVEMENTS PROJECT; AND AUTHORIZING**  
3           **THE EXERCISE OF EMINENT DOMAIN FOR THE ACQUISITION OF REAL**  
4           **PROPERTY, IN COUNTY COUNCIL DISTRICT 1, FOR RIGHT OF WAY,**  
5           **TEMPORARY CONSTRUCTION EASEMENTS, AND VARIOUS OTHER**  
6           **EASEMENTS; AND TO AUTHORIZE THE COUNTY COUNSELOR TO**  
7           **COMMENCE CONDEMNATION PROCEEDINGS PURSUANT TO ARTICLE**  
8           **III, SECTION 3.4.2.8 OF THE HOME RULE CHARTER OF JEFFERSON**  
9           **COUNTY, MISSOURI, TO ACQUIRE THE NEEDED REAL PROPERTY ON**  
10          **BEHALF OF THE COUNTY.**

11           **WHEREAS,** Jefferson County, Missouri, (hereafter, the “County”) has secured  
12 funds to make certain safety improvements to Antire Road, in Jefferson County,  
13 Missouri; and

14           **WHEREAS,** these improvements are known as the “Antire Road Safety  
15 Improvements [,]” (the “Improvements”); and,

16           **WHEREAS,** the Improvements include, but are not limited to, work to improve  
17 the safety of an approximately 1.19 mile stretch of Antire Road between the north-  
18 northwest of Crestview Drive to approximately 200 feet east of Sunshine Drive, by

19 improving radius curvature, widening the inside of curves, and installing safety  
20 shoulders; and,

21 **WHEREAS**, to facilitate the Improvements, it is necessary that the County  
22 acquire certain property interests in the real property which are summarized on Exhibit A  
23 attached hereto; and,

24 **WHEREAS**, the County sent correspondence, via certified mail, including a  
25 notice of intended acquisition and an offer, with supporting financial data, required by  
26 Sections 523.250 and 523.253 to the owners of the properties shown in Exhibit A; and,

27 **WHEREAS**, the County and the owners cannot agree upon the proper  
28 compensation to be paid; and,

29 **WHEREAS**, the Jefferson County, Missouri, Council, pursuant to Article III,  
30 Section 3.4.2.8., of the Home Rule Charter of Jefferson County, Missouri, is empowered  
31 to acquire property by eminent domain in accordance with Missouri Law; and,

32 **WHEREAS**, in light of the current conditions of Antire Road, the County  
33 Council finds that there is a public necessity for the Improvements; and

34 **WHEREAS**, authorization is needed, therefore, for the Jefferson County,  
35 Missouri, County Counselor to commence condemnation proceedings to acquire the  
36 needed property interests.

37 **NOW, THEREFORE, BE IT ENACTED BY THE JEFFERSON COUNTY,**  
38 **MISSOURI, COUNCIL, AS FOLLOWS:**

39           Section 1:   Having found that there is a public necessity for the Improvements  
40 and that eminent domain is necessary; the Jefferson County, Missouri, County Council  
41 shall use the power of eminent domain through condemnation.

42           Section 2:   Therefore, the Jefferson County, Missouri, County Council  
43 authorizes the County Counselor to exercise eminent domain through the commencement  
44 of condemnation proceedings in the name of the County against the owners of the  
45 property shown in Exhibit A, or any of their heirs, successors, and assigns, and against all  
46 those persons and entities having an interest the parcels shown in Exhibit A.

47           Section 3:   Additionally, in accordance with state law, the County Counselor  
48 shall have the authority to through negotiation and settlement, purchase, gift,  
49 condemnation, or otherwise acquire for Jefferson County, Missouri, any property  
50 required and necessary to be acquired for the Improvements.

51           Section 4:   The County Executive is hereby authorized to execute on behalf of  
52 the County any contract, agreement, or other document necessary to carry out the intent  
53 and purpose of this ordinance.

54           Section 5:   This Ordinance shall be in full force and effect immediately upon  
55 approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not  
56 affect the remainder of this Ordinance.

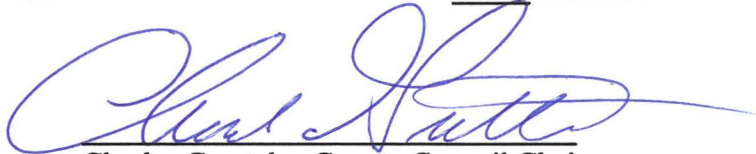
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**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE  
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	<u>yes</u>
Council Member District 2, Gene Barbagallo	<u>yes</u>
Council Member District 3, Lori Arons	<u>yes</u>
Council Member District 4, Charles Groeteke	<u>yes</u>
Council Member District 5, Scott Seek	<u>absent</u>
Council Member District 6, Daniel Stallman	<u>absent</u>
Council Member District 7, Bob Tullock	<u>yes</u>

THE ABOVE BILL ON THIS 28 DAY OF May, 2024:

PASSED  FAILED



Charles Groeteke, County Council Chair



Cherlynn Boyer, Council Executive Assistant

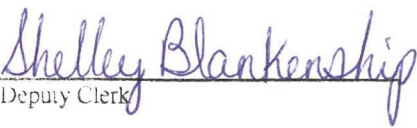
THIS BILL WAS ✓ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS 28 DAY OF may, 2024.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

  
\_\_\_\_\_  
Dennis J. Gannon, County Executive

ATTEST:

  
\_\_\_\_\_  
Jeannie Goff, County Clerk

  
\_\_\_\_\_  
Deputy Clerk

First Reading: 05-13-2024

Second Reading: 05-28-2024

Third Reading: 05-28-2024



ORDINANCE NO.

24-0230

## EXHIBIT A

### ANTIRE ROAD SAFETY IMPROVEMENTS, PARCEL 6, PARCEL ID: 03-5.0-

#### 15.0-4-001-020:

All lands, properties, title or interest, ownership of, or legal rights in which are claimed by Tanya Reece a/k/a Tanya Reese, Bobby R. Reece, Tina L. Webb, Donald R. Webb, Jr., Jamie L. Webb, Tara Fowler, Cameron A. Fowler, Any Unknown Heirs of Donald R. Webb, Sr., U.S. Bank, N.A., and the Collector of Revenue for Jefferson County, Missouri, to wit:

**NEW RIGHT OF WAY** being Part of Tract 4 of High Ridge Acres, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 10, Page 43, described as follows:

Commencing at the southeast corner of said Tract 4; thence on an assumed bearing of South 61 degrees 44 minutes 10 seconds West on the southerly line of said Tract 4, a distance of 15.00 feet to the Point of Beginning.

From said Point of Beginning; thence continuing on South 61 degrees 44 minutes 10 seconds West on said southerly line, 5.00 feet; thence northerly 136.28 feet on a non-tangential curve to the right having a radius of 1,520.00 feet, the chord of said curve bears North 25 degrees 02 minutes 25 seconds West, 136.24 feet to the northerly line of said Tract 4; thence North 74 degrees 44 minutes 10 seconds East on said northerly line, 5.04 feet; thence southerly 135.15 feet on a non-tangential curve to the left having a radius of 1,515.00 feet, the chord of said curve bears South 25 degrees 03 minutes 05 seconds East, 135.10 feet to the Point of Beginning. Said parcel contains 679 square feet or 0.0156 acre, more or less.

**PRESCRIPTIVE EASEMENT** being Part of Tract 4 of High Ridge Acres, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 10, Page 43, described as follows:

Beginning at the southeast corner of said Tract 4; thence on an assumed bearing of South 61 degrees 44 minutes 10 seconds West on the southerly line of said Tract 4, a distance of 15.00 feet; thence northerly 135.15 feet on a non-tangential curve to the right having a radius of 1,515.00 feet, the chord of said curve bears North 25 degrees 03 minutes 5 seconds West, 135.10 feet to the northerly line of said Tract 4; thence North 74 degrees 44 minutes 10 seconds East on said northerly line, 15.12 feet to the easterly line of said Tract 4; thence southerly 131.73 feet on said easterly line, being a non-tangential curve to the left having a radius of 1,500.00 feet, the chord of said curve bears South 25 degrees 05 minutes 04 seconds East, 131.69 feet to the Point of Beginning. Said parcel contains 2,002 square feet or 0.0460 acre, more or less.

**TEMPORARY CONSTRUCTION EASEMENT** being Part of Tract 4 of High Ridge Acres, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 10, Page 43, described as follows:

Commencing at the southeast corner of said Tract 2; thence on an assumed bearing of South 61 degrees 44 minutes 10 seconds West on the southerly line of said Tract 2, a distance of 20.00 feet; thence northerly 82.96 feet on a non-tangential curve to the right having a radius of 1,520.00 feet, the chord of said curve bears North 26 degrees 02 minutes 44 seconds West, 82.95 feet to the Point of Beginning.

From said Point of Beginning; thence South 65 degrees 31 minutes 05 seconds West, 7.00 feet; thence northerly 54.46 feet on a non-tangential curve to the right having a radius of 1,527.00 feet, the chord of said curve bears North 23 degrees 27 minutes 37 seconds West, 54.45 feet to the northerly line of said Tract 4; thence North 74 degrees 44 minutes 10 seconds East on said northerly line, 7.06 feet; thence southerly 53.33 feet on a non-tangential curve to the left having a radius of 1,520.00 feet, the chord of said curve bears South 23 degrees 28 minutes 37 seconds East, 53.32 feet to the Point of Beginning.

Said parcel contains 377 square feet or 0.0087 acre, more or less.

**ANTIRE ROAD SAFETY IMPROVEMENTS, PARCEL 14, PARCEL ID: 03-6.0-**

**14.0-3-002-015:**

All lands, properties, title or interest, ownership of, or legal rights in which are claimed by Andrew J. Straatmann, Lindsey Stratmann, Bank of Washington, and the Collector of Revenue for Jefferson County, Missouri to wit:

**NEW RIGHT OF WAY** being Part of the Southwest Quarter of Section 14, Township 43 North, Range 4 East, Jefferson County, Missouri, described as follows:

Commencing at the northwest corner of Lot 1 of The Four Winds, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 25 Page 16; thence on an assumed bearing of North 00 degree 26 minutes 04 seconds East on the west line of said Quarter Section, 14.62 feet to the centerline of Antire Road; thence South 51 degrees 10 minutes 18 seconds East on said centerline, 38.11 feet; thence southeasterly 111.00 feet continuing on said centerline, being a curve to the left having a radius of 250.00 feet, the chord of said curve bears South 63 degrees 53 minutes 27 seconds East, 110.09 feet to the northerly extension of the east right of way line of Raw Wind Drive as shown on said The Four Winds subdivision; thence South 11 degrees 13 minutes 38 seconds East on said northerly extension, 16.40 feet to the Point of Beginning.

From said Point of Beginning; thence easterly 13.31 feet on a non-tangential curve to the left having a radius of 265.00 feet, the chord of said curve bears South 79 degrees 31 minutes 35 seconds East, 13.31 feet; thence easterly 185.55 feet on a curve to the left having a radius of 540.00

feet, the chord of said curve bears North 89 degrees 11 minutes 27 seconds East, 184.64 feet; thence North 79 degrees 20 minutes 50 seconds East, 91.10 feet to the northerly extension of the west right of way line of Windward Drive as shown on said The Four Winds subdivision; thence South 12 degrees 03 minutes 22 seconds West on said west right of way line and its northerly extension, 5.42 feet; thence South 79 degrees 20 minutes 50 seconds West, 89.01 feet; thence westerly 187.27 feet on a curve to the right having a radius of 545.00 feet, the chord of said curve bears South 89 degrees 11 minutes 27 seconds West, 186.35 feet; thence westerly 11.43 feet on a curve to the right having a radius of 270.00 feet, the chord of said curve bears North 79 degrees 45 minutes 10 seconds West, 11.43 feet to the said northerly extension of the east right of way line of Raw Wind Drive; thence North 11 degrees 13 minutes 38 seconds West on said northerly extension, 5.43 feet to the Point of Beginning.

Said parcel contains 1,444 square feet or 0.0332 acre, more or less.

**PRESCRIPTIVE EASEMENT** being Part of the Southwest Quarter of Section 14, Township 43 North, Range 4 East, Jefferson County, Missouri, described as follows:

Commencing at the northwest corner of Lot 1 of The Four Winds, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 25 Page 16; thence on an assumed bearing of North 00 degree 26 minutes 04 seconds East on the west line of the said Quarter Section, 14.62 feet to the centerline of Antire Road; thence South 51 degrees 10 minutes 18 seconds East on the said centerline, 38.11 feet; thence southeasterly 111.00 feet continuing on said centerline, being a curve to the left having a radius of 250.00 feet, the chord of said curve bears South 63 degrees 53 minutes 27 seconds East, 110.09 feet to the Point of Beginning.

From said Point of Beginning; thence easterly 19.00 feet continuing on said centerline 19.00 feet, being a curve to the left having a radius of 250.00 feet, the chord of said curve bears South 78 degrees 47 minutes 16 seconds East, 19.00 feet; thence easterly 180.39 feet on a curve to the left having a radius of 525.00 feet, the chord of said curve bears North 89 degrees 11 minutes 27 seconds East, 179.51 feet; thence North 79 degrees 20 minutes 50 seconds East, 97.38 feet to the northerly extension of the west right of way line of Windward Drive as shown on said The Four Winds subdivision; thence South 12 degrees 03 minutes 22 seconds West on said northerly extension, 16.26 feet; thence South 79 degrees 20 minutes 50 seconds West, 91.10 feet; thence westerly 185.55 feet on a curve to the right having a radius of 540.00 feet, the chord of said curve bears South 89 degrees 11 minutes 27 seconds West, 184.64 feet; thence westerly 13.31 feet on a curve to the right having a radius of 265.00 feet, the chord of said curve bears North 79 degrees 31 minutes 35 seconds West, 13.31 feet to the northerly extension of the east right of way line of Raw Wind Drive as shown on said The Four Winds subdivision; thence North 11 degrees 13 minutes 38 seconds West on said northerly extension, 16.40 feet to the Point of Beginning.

Said parcel contains 4,400 square feet or 0.1010 acre, more or less.

**TEMPORARY CONSTRUCTION EASEMENT** being part of the Southwest Quarter of Section 14, Township 43 North, Range 4 East, Jefferson County, Missouri, described as follows:



Commencing at the northwest corner of Lot 1 of The Four Winds, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 25 Page 16; thence on an assumed bearing of North 00 degree 26 minutes 04 seconds East on the west line of said Quarter Section, 14.62 feet to the centerline of Antire Road; thence South 51 degrees 10 minutes 18 seconds East on said centerline, 38.11 feet; thence southeasterly 111.00 feet continuing on said centerline, being a curve to the left having a radius of 250.00 feet, the chord of said curve bears South 63 degrees 53 minutes 27 seconds East, 110.09 feet to the northerly extension of the east right of way line of Raw Wind Drive as shown on said The Four Winds subdivision; thence South 11 degrees 13 minutes 38 seconds East on said northerly extension and east right of way line, 47.40 feet; thence North 13 degrees 46 minutes 07 seconds East, 8.89 feet; thence South 79 degrees 48 minutes 56 seconds East, 15.03 feet to the Point of Beginning.

From said Point of Beginning; thence continuing South 79 degrees 48 minutes 56 seconds East, 48.53 feet; thence South 03 degrees 28 minutes 03 seconds West, 7.05 feet; thence South 87 degrees 57 minutes 23 seconds East, 7.01 feet; thence North 02 degrees 56 minutes 03 seconds East, 6.89 feet; thence North 83 degrees 36 minutes 55 seconds East, 99.17 feet; thence South 52 degrees 36 minutes 25 seconds West, 38.19 feet; thence westerly 71.01 feet on a non-tangential curve to the right having a radius of 355.04 feet, the chord of said curve bears South 89 degrees 00 minute 03 seconds West, 70.89 feet; thence North 66 degrees 43 minutes 19 seconds West, 56.64 feet to the Point of Beginning.

Said parcel contains 1,843 square feet or 0.0423 acre, more or less.

**PERMANENT DRAINAGE EASEMENT** being part of the Southwest Quarter of Section 14, Township 43 North, Range 4 East, Jefferson County, Missouri, described as follows:

Commencing at the northwest corner of Lot 1 of The Four Winds, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 25 Page 16; thence on an assumed bearing of North 00 degree 26 minutes 04 seconds East on the west line of the said Quarter Section, 14.62 feet to the centerline of a Antire Road; thence South 51 degrees 10 minutes 18 seconds East on said centerline, 38.11 feet; thence southeasterly 111.00 feet continuing on said centerline, being a curve to the left having a radius of 250.00 feet, the chord of said curve bears South 63 degrees 53 minutes 27 seconds East, 110.09 feet to the northerly extension of the east right of way line of Raw Wind Drive as shown on said The Four Winds subdivision; thence South 11 degrees 13 minutes 38 seconds East on said northerly extension, 21.83 feet to the Point of Beginning.

From said Point of Beginning; thence easterly 11.43 feet on a non-tangential curve to the left having a radius of 270.00 feet, the chord of said curve bears South 79 degrees 45 minutes 10 seconds East, 11.43 feet; thence easterly 187.27 feet on a curve to the left having a radius of 545.00 feet, the chord of said curve bears North 89 degrees 11 minutes 27 seconds East, 186.35 feet; thence North 79 degrees 20 minutes 50 seconds East, 89.01 feet to the west right of way line of Windward Drive as shown on said The Four Winds subdivision; thence South 12 degrees 03 minutes 22 seconds West on said west right of way line, 22.86 feet; thence South 83 degrees 36 minutes 55 seconds West, 204.96 feet; thence South 02 degrees 56 minutes 03 seconds West, 6.89 feet; thence North 87 degrees 57 minutes 23 seconds West, 7.01 feet; thence North 03 degrees 28

minutes 03 seconds East, 7.05 feet; thence North 79 degrees 48 minutes 56 seconds West, 63.56 feet; thence South 13 degrees 46 minutes 07 seconds West, 8.89 feet to the east right of way line of said Raw Wind Drive; thence North 11 degrees 13 minutes 38 seconds West on said east right of way line, 25.57 feet to the Point of Beginning.

Said parcel contains 4,731 square feet or 0.1086 acre, more or less.

**ANTIRE ROAD SAFETY IMPROVEMENTS, PARCEL 31, PARCEL ID: 03-6.0-**

**14.0-4-003-001:**

All lands, properties, title or interest, ownership of, or legal rights in which are claimed by Gary Johnson, U.S. Bank N.A., and the Collector of Revenue for Jefferson County, Missouri to wit:

**NEW RIGHT OF WAY** being Part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 43 North, Range 4 East, Jefferson County, Missouri, described as follows:

Commencing at the northwest corner of said Quarter-Quarter Section; thence on an assumed bearing of South 00 degree 49 minutes 39 seconds West on the west line of said Quarter-Quarter Section, 261.14 feet to the Point of Beginning.

From said Point of Beginning; thence southeasterly 8.97 feet on a non-tangential curve to the right having a radius of 210.00 feet, the chord of said curve bears South 56 degrees 18 minutes 35 seconds East, 8.97 feet; thence South 55 degrees 05 minutes 11 seconds East, 25.04 feet; thence southeasterly 105.00 feet on a curve to the left having a radius of 265.00 feet, the chord of said curve bears South 66 degrees 26 minutes 13 seconds East, 104.31 feet; thence South 77 degrees 47 minutes 15 seconds East, 6.38 feet; thence South 12 degrees 12 minutes 45 seconds West, 5.00 feet; thence North 77 degrees 47 minutes 15 seconds West, 6.38 feet; thence northwesterly 106.98 feet on a curve to the right having a radius of 270.00 feet, the chord of said curve bears North 66 degrees 26 minutes 13 seconds West, 106.28 feet; thence North 55 degrees 05 minutes 11 seconds West, 25.04 feet; thence northwesterly 5.66 feet on a curve to the left having a radius of 205.00 feet, the chord of said curve bears North 55 degrees 52 minutes 38 seconds West, 5.66 feet to the west line of said Quarter-Quarter Section; thence North 00 degree 49 minutes 39 seconds East on said west line, 5.90 feet to the Point of Beginning.

Said parcel contains 724 square feet or 0.0166 acre, more or less.

**PRESCRIPTIVE EASEMENT** being Part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 43 North, Range 4 East, Jefferson County, Missouri, described as follows:

Commencing at the northwest corner of said Quarter-Quarter Section; thence on an assumed bearing of South 00 degree 49 minutes 39 seconds West on the west line of said Quarter-Quarter Section, 243.74 feet to the centerline of Antire Road, said point being the Point of Beginning.

From said Point of Beginning; thence southeasterly 18.74 feet on said centerline, being a non-tangential curve to the right having a radius of 225.00 feet, the chord of said curve bears South 57 degrees 28 minutes 20 seconds East, 18.73 feet; thence South 55 degrees 05 minutes 11 seconds East continuing on said centerline, 25.04 feet; thence southeasterly 99.05 feet continuing on said centerline, being a curve to the left having a radius of 250.00 feet, the chord of said curve bears South 66 degrees 26 minutes 13 seconds East, 98.41 feet; thence South 77 degrees 47 minutes 15 seconds East continuing on said centerline, 6.38 feet; thence South 12 degrees 12 minutes 45 seconds West, 15.00 feet; thence North 77 degrees 47 minutes 15 seconds West, 6.38 feet; thence northwesterly 105.00 feet on a curve to the right having a radius of 265.00 feet, the chord of said curve bears North 66 degrees 26 minutes 13 seconds West, 104.31 feet; thence North 55 degrees 05 minutes 11 seconds West, 25.04 feet; thence northwesterly 8.97 feet on a curve to the left having a radius of 210.00 feet, the chord of said curve bears North 56 degrees 18 minutes 35 seconds West, 8.97 feet to the west line of said Quarter-Quarter Section; thence North 00 degrees 49 minutes 39 seconds East on said west line, 17.40 feet to the Point of Beginning.

Said parcel contains 2,210 square feet or 0.0507 acre, more or less.

**TEMPORARY CONSTRUCTION EASEMENT** being part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 43 North, Range 4 East, Jefferson County, Missouri, described as follows:

Commencing at the northwest corner of said Quarter-Quarter Section; thence on an assumed bearing of South 00 degree 49 minutes 39 seconds West on the west line of said Quarter-Quarter Section, 267.04 feet; thence southeasterly 5.66 feet on a non-tangential curve to the right having a radius of 205.00 feet, the chord of said curve bears South 55 degrees 52 minutes 38 seconds East, 5.66 feet; thence South 55 degrees 05 minutes 11 seconds East, 25.04 feet; thence southeasterly 12.03 feet on a curve to the left having a radius of 270.00 feet, the chord of said curve bears South 56 degrees 21 minutes 45 seconds East, 12.03 feet to the Point of Beginning.

From said Point of Beginning; thence southeasterly 83.30 feet on a curve to the left having a radius of 270.00 feet, the chord of said curve bears South 66 degrees 28 minutes 37 seconds East, 82.97 feet; thence South 19 degrees 05 minutes 35 seconds East, 5.99 feet; thence northwesterly 100.30 feet on a non-tangential curve to the right having a radius of 275.00 feet, the chord of said curve bears North 65 degrees 33 minutes 38 seconds West, 99.75 feet; thence South 78 degrees 57 minutes 49 seconds East, 13.01 feet to the Point of Beginning.

Said parcel contains 460 square feet or 0.0106 acre, more or less.

**PERMANENT DRAINAGE EASEMENT #1** being part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 43 North, Range 4 East, Jefferson County, Missouri, described as follows:

Commencing at the northwest corner of said Quarter-Quarter Section; thence on an assumed bearing of South 00 degree 49 minutes 39 seconds West on the west line of said Quarter-Quarter Section, 267.04 feet to the Point of Beginning.

From said Point of Beginning; thence southeasterly 5.66 feet on a non-tangential curve to the right having a radius of 205.00 feet, the chord of said curve bears South 55 degrees 52 minutes 38 seconds East, 5.66 feet; thence South 55 degrees 05 minutes 11 seconds East, 25.04 feet; thence southeasterly 12.03 feet on a curve to the left having a radius of 270.00 feet, the chord of said curve bears South 56 degrees 21 minutes 45 seconds East, 12.03 feet; thence North 78 degrees 57 minutes 49 seconds West, 36.15 feet to said west line; thence North 00 degree 49 minutes 39 seconds East on said west line, 17.25 feet to the Point of Beginning.

Said parcel contains 304 square feet or 0.0070 acre, more or less.

**PERMANENT DRAINAGE EASEMENT #2** being part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 43 North, Range 4 East, Jefferson County, Missouri, described as follows:

Commencing at the northwest corner of said Quarter-Quarter Section; thence on an assumed bearing of South 00 degree 49 minutes 39 seconds West on the west line of said Quarter-Quarter Section, 267.04 feet; thence southeasterly 5.66 feet on a non-tangential curve to the right having a radius of 205.00 feet, the chord of said curve bears South 55 degrees 52 minutes 38 seconds East, 5.66 feet; thence South 55 degrees 05 minutes 11 seconds East, 25.04 feet; thence southeasterly 95.33 feet on a curve to the left having a radius of 270.00 feet, the chord of said curve bears South 65 degrees 12 minutes 03 seconds East, 94.83 feet to the Point of Beginning.

From said Point of Beginning; thence southeasterly 11.65 feet on a curve to the left having a radius of 270.00 feet, the chord of said curve bears South 76 degrees 33 minutes 05 seconds East, 11.65 feet; thence South 77 degrees 47 minutes 15 seconds East, 3.72 feet; thence South 19 degrees 05 minutes 35 seconds East, 14.81 feet; thence South 70 degrees 54 minutes 25 seconds West, 13.00 feet; thence North 19 degrees 05 minutes 35 seconds West, 23.01 feet to the Point of Beginning.

Said parcel contains 245 square feet or 0.0056 acre, more or less

**ANTIRE ROAD SAFETY IMPROVEMENTS, PARCEL 40, PARCEL ID: 03-6.0-**

**14.0-3-001-005:**

All lands, properties, title or interest, ownership of, or legal rights in which are claimed by Betty S. Fischer, Mason-McDuffie Mortgage Corporation, and the Collector of Revenue for Jefferson County, Missouri to wit:

**NEW RIGHT OF WAY** being part of Lot 1 "A" of Boundary Line Adjustment Plat of Lots 1 Thru 5 and Part of Lot 6 of Ranciglio's Subdivision, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 265, Page 15B, described as follows:

Commencing at the southeast corner of said Lot 1 "A"; thence on an assumed bearing of North 00 degree 28 minutes 30 seconds East on the east line of said Lot 1 "A", 15.00 feet to the Point of Beginning.

From said Point of Beginning; thence westerly 84.02 feet on a non-tangential curve to the left having a radius of 465.00 feet, the chord of said curve bears South 84 degrees 31 minutes 24 seconds West, 83.90 feet; thence South 79 degrees 20 minutes 50 seconds West, 220.53 feet to the west line of said Lot 1 "A"; thence North 00 degree 25 minutes 56 seconds East on said west line, 5.10 feet; thence North 79 degrees 20 minutes 50 seconds East, 219.55 feet; thence easterly 84.99 feet on a curve to the right having a radius of 470.00 feet, the chord of said curve bears North 84 degrees 31 minutes 39 seconds East, 84.87 feet to said east line; thence South 00 degree 28 minutes 30 seconds West on said east line, 5.00 feet to the Point of Beginning.

Said parcel contains 1,523 square feet or 0.0350 acre, more or less.

**PRESCRIPTIVE EASEMENT** being part of Lot 1 "A" of Boundary Line Adjustment Plat of Lots 1 Thru 5 and Part of Lot 6 of Ranciglio's Subdivision, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 265, Page 15B, described as follows:

Beginning at the southeast corner of said Lot 1 "A"; thence westerly 81.10 feet on the centerline of Antire Road, being a curve to the left having a radius of 450.00 feet, the chord of said curve bears South 84 degrees 30 minutes 38 seconds West, 80.99 feet; thence South 79 degrees 20 minutes 50 seconds West continuing on said centerline, 223.47 feet to the west line of said Lot 1 "A"; North 00 degree 25 minutes 56 seconds East on said west line, 15.29 feet; thence North 79 degrees 20 minutes 50 seconds East, 220.53 feet; thence easterly 84.02 feet on a non-tangential curve to the right having a radius of 465.00 feet, the chord of said curve bears North 84 degrees 31 minutes 24 seconds East, 83.90 feet to the east line of said Lot 1 "A"; thence South 00 degree 28 minutes 30 seconds West on said east line, 15.00 feet to the Point of Beginning.

Said parcel contains 4,568 square feet or 0.1049 acre, more or less.

**TEMPORARY CONSTRUCTION EASEMENT** being part of Lot 1 "A" of Boundary Line Adjustment Plat of Lots 1 Thru 5 and Part of Lot 6 of Ranciglio's Subdivision, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 265, Page 15B, described as follows:

Commencing at the southeast corner of said Lot 1 "A"; thence on an assumed bearing of North 00 degree 28 minutes 30 seconds East on the east line of said Lot 1 "A", 36.99 feet to the northerly line of an easement granted to the Jefferson County for road and utility purposes on said Boundary Line Adjustment plat, said point being the Point of Beginning.

From said Point of Beginning; thence South 80 degrees 29 minutes 00 second West on said northerly line, 50.00 feet; thence North 09 degrees 31 minutes 00 second West, 20.00 feet; thence

North 80 degrees 29 minutes 00 second East, 53.52 feet to said east line; thence South 00 degree 28 minutes 30 seconds West on said east line, 20.31 feet to the Point of Beginning.

Said parcel contains 1,035 square feet or 0.0238 acre, more or less.

**ANTIRE ROAD SAFETY IMPROVEMENTS, PARCEL 46, PARCEL ID: 03-5.0-**

**15.0-4-001-018:**

All lands, properties, title or interest, ownership of, or legal rights in which are claimed by Lin Lewis F/K/A Lin Chen, First Community Credit Union and the Collector of Revenue for Jefferson County, Missouri to wit:

**NEW RIGHT OF WAY** being Part of Lots 7, 8, and 9 of Moravec Acres Subdivision Three, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 15, Page 29, described as follows:

Beginning at the western most corner of said Lot 7; thence on an assumed bearing of North 67 degrees 40 minutes 08 seconds East on the northwesterly line of said Lot 7, a distance of 3.70 feet; thence South 21 degrees 48 minutes 26 seconds East, 99.61 feet; thence southeasterly 405.06 feet on a curve to the left having a radius of 1,480.00 feet, the chord of said curve bears South 29 degrees 38 minutes 53 seconds East, 403.80 feet to the southeasterly line of said Lot 9; thence South 46 degrees 58 minutes 26 seconds West on said southeasterly line, 1.83 feet to the southwesterly line of said Lot 9; thence North 36 degrees 10 minutes 34 seconds West on said southwesterly line, 166.02 feet to the southwesterly line of said Lot 8; thence North 26 degrees 30 minutes 34 seconds West on said southwesterly line, 175.02 feet to the westerly line of said Lot 7; thence North 22 degrees 20 minutes 34 seconds West on said westerly line, 165.02 feet to the Point of Beginning.

Said parcel contains 1,663 square feet or 0.0382 acre, more or less.

**TEMPORARY CONSTRUCTION EASEMENT** being Part of Lot 8 of Moravec Acres Subdivision Three, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 15, Page 29, described as follows:

Commencing at the western most corner of Lot 7 of said Moravec Acres Subdivision; thence on an assumed bearing of North 67 degrees 40 minutes 08 seconds East on the northwesterly line of said Lot 7, a distance of 11.20 feet; thence South 22 degrees 14 minutes 13 seconds East, 165.02 feet; thence South 26 degrees 05 minutes 57 seconds East, 32.85 feet to the Point of Beginning.

From said Point of Beginning; thence North 64 degrees 22 minutes 20 seconds East, 12.08 feet; thence southeasterly 48.67 feet on a non-tangential curve to the left having a radius of 1,460.00 feet, the chord of said curve bears South 26 degrees 34 minutes 58 seconds East, 48.66

feet; thence South 62 degrees 27 minutes 44 seconds West, 12.50 feet; thence North 26 degrees 05 minutes 57 seconds West, 49.08 feet to the Point of Beginning.

Said parcel contains 594 square feet or 0.0136 acre, more or less.

**PERMANENT EASEMENT** being Part of Lots 7, 8, and 9 of Moravec Acres Subdivision Three, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 15, Page 29, described as follows:

Commencing at the western most corner of said Lot 7; thence on an assumed bearing of North 67 degrees 40 minutes 08 seconds East on the northwesterly line of said Lot 7, a distance of 3.70 feet to the Point of Beginning.

From said Point of Beginning; thence continuing North 67 degrees 40 minutes 08 seconds East on said northwesterly line, 13.24 feet; thence South 22 degrees 19 minutes 52 seconds East, 5.00 feet; thence South 67 degrees 14 minutes 35 seconds West, 5.76 feet; thence South 22 degrees 14 minutes 13 seconds East, 159.97 feet; thence South 26 degrees 05 minutes 57 seconds East, 81.92 feet; thence South 29 degrees 18 minutes 52 seconds East, 86.40 feet; thence North 59 degrees 33 minutes 26 seconds East, 7.40 feet; thence South 30 degrees 26 minutes 34 seconds East, 5.00 feet to the southeasterly line of said Lot 8; thence South 59 degrees 33 minutes 26 seconds West on said southeasterly line, 8.30 feet; thence South 23 degrees 19 minutes 35 seconds East, 44.66 feet; thence northwesterly 284.14 feet on a non-tangential curve to the right having a radius of 1,480.00 feet, the chord of said curve bears North 27 degrees 18 minutes 27 seconds West, 283.71 feet; thence North 21 degrees 48 minutes 26 seconds West, 99.61 feet to the Point of Beginning.

Said parcel contains 2,896 square feet or 0.0665 acre, more or less.

**ANTIRE ROAD SAFETY IMPROVEMENTS, PARCEL 50, PARCEL ID: 03-5.0-**

**15.0-1-001-018**

All lands, properties, title or interest, ownership of, or legal rights in which are claimed by Marlene W. Spillman F/K/A Marlene W. Mullins, James Spillman, and the Collector of Revenue for Jefferson County, Missouri to wit:

**NEW RIGHT OF WAY being** Part of Lots 1, 2, and 3 of Moravec Acres Subdivision Three, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 15, Page 29, described as follows: Beginning at the southern most corner of said Lot 3; thence on an assumed bearing of North 18 degrees 25 minutes 34 seconds West on the westerly line of said Lot 3, a distance of 205.02 feet to the southerly line of said Lot 2; thence North 14 degrees 52 minutes 34 seconds West on the westerly line of said Lot 2 and the westerly line of said Lot 1, a distance of 169.49 feet; thence North 01 degree 22 minutes 26 seconds East continuing on said westerly line, 199.70 feet to the northerly line of said Lot 1; thence North 62 degrees 18 minutes 26 seconds East on said northerly

line, 66.47 feet; thence southerly 130.01 feet on a non-tangential curve to the right having a radius of 255.00 feet, the chord of said curve bears South 02 degrees 00 minute 33 seconds East, 128.61 feet; thence South 12 degrees 35 minutes 50 seconds West, 108.00 feet; thence southerly 175.16 feet on a curve to the left having a radius of 330.00 feet, the chord of said curve bears South 02 degrees 36 minutes 33 seconds East, 173.12 feet; thence South 17 degrees 48 minutes 56 seconds East, 112.42 feet; thence southerly 77.59 feet on a curve to the left having a radius of 1,480.00 feet, the chord of said curve bears South 19 degrees 19 minutes 03 seconds East, 77.59 feet to the southerly line of said Lot 3; thence South 67 degrees 40 minutes 08 seconds West on said southerly line, 4.57 feet to the Point of Beginning.

Said parcel contains 17,234 square feet or 0.3956 acre, more or less.

**TEMPORARY CONSTRUCTION EASEMENT #1** being part of Lots 1, 2, and 3 of Moravec Acres Subdivision Three, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 15, Page 29, described as follows:

Commencing at the southern most corner of said Lot 3; thence on an assumed bearing of North 67 degrees 40 minutes 08 seconds East on the southerly line of said Lot 3, a distance of 4.57 feet; thence northerly 77.59 feet on a non-tangential curve to the right having a radius of 1,480.00 feet, the chord of said curve bears North 19 degrees 19 minutes 03 seconds West, 77.59 feet; thence North 17 degrees 48 minutes 56 seconds West, 39.30 feet to the Point of Beginning.

From said Point of Beginning; thence continuing North 17 degrees 48 minutes 56 seconds West, 35.00 feet; thence North 72 degrees 11 minutes 04 seconds East, 5.00 feet; thence North 17 degrees 48 minutes 56 seconds West, 38.13 feet; thence northerly 141.03 feet on a curve to the right having a radius of 325.00 feet, the chord of said curve bears North 05 degrees 23 minutes 04 seconds West, 139.92 feet; thence North 82 degrees 57 minutes 13 seconds West, 5.00 feet; thence northerly 31.97 feet on a non-tangential curve to the right having a radius of 330.00 feet, the chord of said curve bears North 09 degrees 49 minutes 19 seconds East, 31.96 feet; thence North 12 degrees 35 minutes 50 seconds East, 108.00 feet; thence northerly 130.01 feet on a curve to the left having a radius of 255.00 feet, the chord of said curve bears North 02 degrees 00 minute 33 seconds West, 128.61 feet to the northerly line of said Lot 1; thence North 62 degrees 18 minutes 26 seconds East on said northerly line, 73.96 feet to the easterly line of said Lot 1; thence South 00 degree 49 minutes 34 seconds East on said easterly line, 61.66 feet; thence South 62 degrees 18 minutes 26 seconds West, 30.99 feet; thence southerly 93.96 feet on a non-tangential curve to the right having a radius of 285.00 feet, the chord of said curve bears South 03 degrees 09 minutes 09 seconds West, 93.53 feet; thence South 12 degrees 35 minutes 50 seconds West, 75.73 feet; thence South 67 degrees 15 minutes 26 seconds West, 18.39 feet; thence South 12 degrees 35 minutes 50 seconds West, 21.63 feet; thence southerly 150.94 feet on a curve to the left having a radius of 315.00 feet, the chord of said curve bears South 01 degree 07 minutes 47 seconds East, 149.50 feet; thence South 67 degrees 39 minutes 26 seconds West, 5.04 feet; thence southerly 15.87 feet on a non-tangential curve to the left having a radius of 320.00 feet, the chord of said curve bears South 16 degrees 23 minutes 42 seconds East, 15.87 feet; thence South 17 degrees 48 minutes 56 seconds East, 73.13 feet; thence South 72 degrees 11 minutes 04 seconds West, 10.00 feet to the Point of Beginning.



Said parcel contains 11,364 square feet or 0.2609 acre, more or less.

**TEMPORARY CONSTRUCTION EASEMENT #2** Temporary Construction Easement #2 being part of the Northeast Quarter of Section 15, Township 43 North, Range 4 East, Jefferson County, Missouri described as follows:

Commencing at the northeast corner of Lot 1 of Moravec Acres Subdivision Three, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 15, Page 29; thence on an assumed bearing of North 00 degree 49 minutes 34 seconds West on the easterly right of way line of Antire Road, 12.28 feet to the Point of Beginning.

From said Point of Beginning; thence North 00 degree 49 minutes 34 seconds West continuing on said easterly right of way line, 26.61 feet to the centerline of Crestview Drive; thence North 69 degrees 06 minutes 54 seconds East on said centerline, 88.14 feet; thence South 12 degrees 08 minutes 05 seconds East, 25.29 feet; thence South 69 degrees 06 minutes 54 seconds West, 93.42 feet to the Point of Beginning.

Said parcel contains 2,269 square feet or 0.0521 acre, more or less.

**TEMPORARY CONSTRUCTION EASEMENT #3** being part of the Northeast Quarter of Section 15, Township 43 North, Range 4 East, Jefferson County, Missouri described as follows:

Beginning at the northeast corner of Lot 1 of Moravec Acres Subdivision Three, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 15, Page 29; thence on an assumed bearing of North 00 degree 49 minutes 34 seconds West on the easterly right of way line of Antire Road, 6.96 feet; thence North 69 degrees 06 minutes 54 seconds East, 73.13 feet; thence South 56 degrees 22 minutes 20 seconds West, 81.73 feet to the easterly line of said Lot 1; thence North 00 degree 49 minutes 34 seconds West on said easterly line, 12.23 feet to the Point of Beginning.

Said parcel contains 659 square feet or 0.0151 acre, more or less.

**PERMANENT EASEMENT #1** being part of Lot 3 of Moravec Acres Subdivision Three, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 15, Page 29, described as follows:

Commencing at the southern most corner of said Lot 3; thence on an assumed bearing of North 67 degrees 40 minutes 08 seconds East on the southerly line of said Lot 3, a distance of 4.57 feet to the Point of Beginning.

From said Point of Beginning; thence northerly 51.85 feet on a non-tangential curve to the right having a radius of 1,480.00 feet, the chord of said curve bears North 19 degrees 48 minutes 57 seconds West, 51.85 feet; thence South 27 degrees 57 minutes 11 seconds East, 47.03 feet; thence North 67 degrees 40 minutes 08 seconds East, 6.82 feet; thence South 22 degrees 19 minutes

52 seconds East, 5.00 feet to said southerly line; thence South 67 degrees 40 minutes 08 seconds West on said southerly line, 13.70 feet to the Point of Beginning.

Said parcel contains 232 square feet or 0.0053 acre, more or less.

**PERMANENT EASEMENT #2** being Part of the Northeast Quarter of Section 15, Township 43 North, Range 4 East, Jefferson County, Missouri described as follows:

Commencing at the northeast corner of Lot 1 of Moravec Acres Subdivision Three, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 15, Page 29; thence on an assumed bearing of North 00 degree 49 minutes 34 seconds West on the easterly right of way line of Antire Road, 6.96 feet to the Point of Beginning.

From said Point of Beginning; thence North 00 degree 49 minutes 34 seconds West continuing on said easterly right of way line, 5.32 feet; thence North 69 degrees 06 minutes 54 seconds East, 93.42 feet; thence South 12 degrees 08 minutes 05 seconds East, 5.06 feet; thence South 69 degrees 06 minutes 54 seconds West, 94.47 feet to the Point of Beginning.

Said parcel contains 470 square feet or 0.0108 acre, more or less.

**PERMANENT EASEMENT #3** being part of Lots 2, and 3 of Moravec Acres Subdivision Three, reference being had to the plat thereof recorded in the Recorder's Office of Jefferson County, Missouri, in Plat Book 15, Page 29, described as follows:

Commencing at the southern most corner of said Lot 3; thence on an assumed bearing of North 67 degrees 40 minutes 08 seconds East on the southerly line of said Lot 3, a distance of 4.57 feet; thence northerly 77.59 feet on a non-tangential curve to the right having a radius of 1,480.00 feet, the chord of said curve bears North 19 degrees 19 minutes 03 seconds West, 77.59 feet; thence North 17 degrees 48 minutes 56 seconds West, 74.30 feet to the Point of Beginning.

From said Point of Beginning; thence continuing North 17 degrees 48 minutes 56 seconds West, 38.13 feet; thence northerly 143.20 feet on a curve to the right having a radius of 330.00 feet, the chord of said curve bears North 05 degrees 23 minutes 04 seconds West, 142.07 feet; thence South 82 degrees 57 minutes 13 seconds East, 5.00 feet; thence southerly 141.03 feet on a non-tangential curve to the left having a radius of 325.00 feet, the chord of said curve bears South 05 degrees 23 minutes 04 seconds East, 139.92 feet; thence South 17 degrees 48 minutes 56 seconds East, 38.13 feet; thence South 72 degrees 11 minutes 04 seconds West, 5.00 feet to the Point of Beginning.

Said parcel contains 901 square feet or 0.0207 acre, more or less.